Karen Johnson Davidson County
Batch# 868610 DEEDWARRSP
06/08/2022 10:18:15 AM 3 pgs
Fees: $18.00 Taxes: $2,647.35
20220608-0065470

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
35617-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Afzaal A. Lodhi and Habib Alshawi 2820 Foster Avenue, Nashville, TN 37210	New Owner	119-09-0-194.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Guy Wallace Motor Co., Inc., a Tennessee corporation** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Afzaal A. Lodhi and Habib Alshawi** (hereinafter collectively referred to as the "**Grantees**"), their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

Being the same property conveyed to Guy Wallace Motor Co., Inc. by Trustee's Deed dated March 8, 1983 from Phillip Saindon, Trustee, of record in Book 6017, page 499, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantees, their heirs and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantees that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 7th day of June, 2022, to be effective as of the 7th day of June, 2022.

Guy Wallace Motor Co., Inc., a Tennessee corporation

By: _____
Name: Guy Wallace, III
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Guy Wallace, III, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Guy Wallace Motor Co., Inc., a Tennessee corporation, the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this 7th day of June, 2022.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $715,500.00.

_____
Affiant

Subscribed and sworn to before me this 7th day of June, 2022.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 5/9/2026

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 25 on the Map of Parkway Subdivision, of record in Plat Book 974, Page 62, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 25 fronts 59 feet on the easterly side of Akin Avenue and runs back 160.4 feet on the northerly line and 155.2 feet on the southerly line, to a dead line measuring 59 feet thereon.

Included in the foregoing description but Excluded from this conveyance is the Right-of-Way conveyed by Deed, of record in Book 1853, page 169, said Register's Office.

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2022 and subsequent years, not yet due and payable. Map and Parcel 119-09-0-194.00. Current year taxes have been prorated at closing and assumed by the Grantees.

3. All matters as shown on the Plan of record in Plat Book 974, Page 62, Register's Office for Davidson County, Tennessee.

4. Subject to the Right-of-Way Deed for foster Avenue, of record in Book 1853, page 169, Register's Office for Davidson County, Tennessee.

5. Dedication of Permanent Drainage and Temporary Construction Easements to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20220526-0061003 Register's Office of Davidson County, Tennessee.